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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 057029

2013 AUG -2 AM 10:41

MICHAEL J. BROWN
RECORDER

After Recording Return To:

Meridian Title Corporation
Attn: REO Department
405 S. Second Street
Elkhart, IN 46516

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

45-09-06-380-002.000-004

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for **\$1,750.00**, in consideration paid, conveys and specially warrants to **Gwendolyn Henderson**, whose mailing address is 566 Rutledge St., Gary IN 46404, hereinafter Grantee, the real property described on Exhibit A and known as **809 Fayette St, Gary, IN 46403-2944** and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: 2013-008343

HOLD FOR MERIDIAN TITLE CORP

13-3621

DB17 67126091.4

AMOUNT \$ 24
 CASH CHARGE MT
 CHECK#
 OVERAGE
 COPY
 NON-CONF
 DEPUTY AO

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 02 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

004731

Executed by the undersigned on July 11, 2013 :

GRANTOR:

JPMorgan Chase Bank, National Association

By: Chayer 7-11-13.
Name: Cheryl Thayer
Title: Vice President

STATE OF _____
COUNTY OF _____

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NOT OFFICIAL!
See Attached
Notary Acknowledgement

The foregoing instrument was acknowledged before me on _____, 20____ by
its _____ on behalf of
JPMorgan Chase Bank, National Association, who is personally known to me or has produced
_____ as identification, and furthermore, the aforementioned
person has acknowledged that his/her signature was his/her free and voluntary act for the
purposes set forth in this instrument.

Notary Public

**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each
Social Security number in this document, unless required by law.**

This instrument prepared by:
Andrew R. Drake, Attorney-at-Law

11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Send tax statements to Grantee at: ~~809 Fayette St, Gary, IN 46403-2944~~

564 Rutledge St
Gary, IN 46404

Notary Acknowledgement



STATE OF FLORIDA

COUNTY OF DUVAL


The foregoing instrument was acknowledged before me this July 11, 2013, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

Melonye H. Nadeau

Notary Public

Printed Name: Melonye H. Nadeau



Exhibit A 
Legal Description

Lots 44 and 45, Block 7, Resubdivision of Blocks 3, 7 and 8, Indian Hills Addition, in the City of Gary, as shown in Plat Book 21, page 16, in Lake County, Indiana.

More commonly known as 809 Fayette St, Gary, IN 46403-2944

Parcel# 45-09-06-380-002.000-004



Exhibit B ©
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

